

APPLICATION #



UTAH STATE LIBRARY DIVISION
Capital Facilities Grant Application

Section I: General Application Information

ORGANIZATION Mt Pleasant Public Library		
FEDERAL ID #		
PROJECT CONTACT (name and title) Laurie Hansen: Library Director		
ADDRESS 24 East Main		
CITY Mt Pleasant, UT 84647	STATE	ZIP
PHONE (435) 462-3340	FAX (435) -462-9115	
E-MAIL lauriemplibrary@gmail.com		
PROJECT START DATE: November 2009		PROJECT END DATE: March 2010
PROJECT TITLE (In less than ten words) Mt Pleasant Public Library Renovation and Historic Preservation		
MAIN GOALS (State your goals in one or two sentences) This rehabilitation will allow the library to continue and improve its outstanding service to the community and will ensure the preservation of an important historic landmark for future generations. Specifically, we are addressing ADA compliance, meeting modern criteria for health and life safety as defined in current building codes, replacing outdated and inefficient plumbing, HVAC and electrical systems and replacing or refurbishing fixed equipment, such as shelving and the circulation desk, to provide a welcoming and efficient environment to continue to draw our patrons to the library.		
FUNDING SOURCES (From complete detailed budget page)		
Grant Request		\$238,000.00
Other Funding Sources (Grants, Private Donations, Public Donations)		\$160,000.00
TOTAL BUDGET		\$398,000.00
NAME OF EXECUTIVE OFFICER (please print or type) Laurie Hansen		TITLE Library Director
SIGNATURE 		DATE 9-21-09

324 South State Street, Fifth Floor • Salt Lake City, Utah 84111 • (801) 538-8700 • facsimile (801) 538-8867 • www.community.utah.gov

Section II: Proposed Scope of Work (attach additional sheets as needed)

PROJECT DESCRIPTION AND EXPECTED RESULTS (Each application should state clearly what is proposed, why it is to be undertaken, what the expected results will be, and what the public benefit will be.)

Overall, the proposed rehabilitation of the Mt Pleasant Public Library will allow the Library to continue and improve its outstanding service to the community, and will assure the preservation of an important historic landmark for future generations. The library will not long be able to provide the same level of service in a deteriorating facility, and the cost the cost the rehabilitate the building is easily justified by the Library's success and importance to the community.

Scope of work:

- Provide full access for library for Library patrons with disabilities
- Meet modern criteria for health and life safety as defined in current building codes
- Address deteriorating conditions
- Replace outdated or otherwise deficient plumbing, HVAC and electrical systems
- Replace or refurbish fixed equipment such as circulation desk and shelving
- Provide fully modern technical facilities for computer use and internet access

More specifically, the detailed plan of action is as follows:

- Investigate/mitigate hazardous materials
- Selective demolition
- Refurbish misc. casework, standing and running trim, etc.
- Misc wood framing (restrooms, mechanical)
- Install new circulation desk

Replace carpet

- Repaint interior & finish wood trim
- Repair plaster & drywall
- Renovate restroom finishes
- Replace HAVC
- Repair and upgrade plumbing
- Repair and upgrade electrical power and lighting

The public benefit falls under several categories. Direct benefit will fall to the patrons as they simply will be able to continue to use the library as a source of personal and community enlightenment, as well as a source for personal, academic and business research and a place to access technology services. Without these renovations, ongoing use of the building will not be possible. In addition, preservation of this building represents an honor we pay to our heritage, and respecting a building that represents our historic ties tells the community that we share the values and goals of the surrounding community. That translates to increased patron support, resulting in budget allocations from different sources, directly benefiting the library users in additional services.

PARTNERSHIPS (Please list community supporters, funding agents, sponsorships, strategic alliances; applicants may attach up to five Letters of Support.)

Support is received from the following entities:

- George S. and Dolores Dore Eccles Foundation
- United States Department of Agriculture
- Utah State Historical Society: Department of Community and Culture
- CLG
- Supplemental
- Mt. Pleasant Public Library budget
- Library Board of Trustees
- Friends of the Library
- North Sanpete School District
- Sanpete County CLG
- Mt Pleasant CLG
- Highway 89 Historic Highway
- National Trust for Historic Preservation

PLAN OF WORK (Outline your plan of work, include what steps are planned with specific dates and activities. Include beginning date, completion date, and source of operation and maintenance funding.)

This project is scheduled to start in November of 2009 and be completed in March of 2010.

The specific projects to be completed are: Please see attached expense breakdown

Please see attached

Architectural evaluation: completed

Project out to bidders: September 2009 Source of operation and maintenance funding

Local Government and levy tax

Section III: Project Budget

PROJECT EXPENDITURE OF CASH OR THE VALUE OF IN-KIND SERVICES	Grant funds	Cash match	In-kind match	Total
Materials and equipment (itemize)				
Capital improvements (itemize)				
<ul style="list-style-type: none"> • Investigate/mitigate hazardous materials • Selective demolition • Replace concrete entrance steps and porches • Restore and clean masonry • Repair and replace exterior stair guards and handrails • Refurbish misc. casework, standing and running trim, etc. • Misc wood framing (restrooms, mechanical) • Install new circulation desk • Repair roof flashing, trim, gutters and downspouts • Refurbish exterior windows • Refurbish exterior windows – oversize • Replace exterior doors and hardware • Replace interior doors and hardware • Replace carpet • Repaint exterior • Repaint interior & finish wood trim • Repair plaster & drywall • Renovate restroom finishes • Replace HAVC • Repair and upgrade plumbing • Repair and upgrade electrical power and lighting 				
Supplies				

Personnel - labor, volunteer, contracted, professional and technical service				
Other expenses				
TOTALS Please see attached expense sheet.				

FUNDING SOURCES (From complete detailed budget page)	
Grant Request	\$238,000
Other Funding Sources- specify type and source (grants, private donations, public donations)	\$160,000
TOTAL BUDGET	\$398,000
Recommended Attachments:	
<input type="checkbox"/> Organizational Chart <input type="checkbox"/> List of Board of Directors/Advisory Board <input type="checkbox"/> Statement of Organization's Financial Solvency <input type="checkbox"/> Detailed Cost Estimates for Project	<input type="checkbox"/> Architectural Renderings <input type="checkbox"/> ADA Access Plan <input type="checkbox"/> Long-term Operation and Maintenance Plan

For questions contact Division Capital Grant coordinator: Dr. Steve Matthews at;
smatthews@utah.gov or 801-715-6722.

Submit Completed Applications to:

Director, Utah State Library Division
250 North 1950 West, Suite A
Salt Lake City, UT 84116-7901

PROJECT EXPENDITURE OF CASH OR THE VALUE OF IN-KIND SERVICES	Grant funds	Cash match	In-kind match	Total
Materials and equipment (itemize)	N/A	N/A	N/A	N/A
Capital improvements (itemize)	Capital Improvements are described below, including unit costs and total project costs for the proposed work.			

Description	Units	Unit Cost	Qty.	Extension
Exterior				
Selective Demolition	Sum	1,500	1.00	\$1,500
New elevator enclosure (3 stops, 2 stories)				
Provide openings in existing wall	Sum	1,200	1	\$1,200
New wood-framed enclosure	SF	70	400	\$28,000
Replace concrete walks and stairs	Sum	3,000	1	\$3,000
Regrade and resurface parking at entrance	Sum	1,200	1.00	\$1,200
Repair roof flashing and trim	LF	4.75	300	\$1,425
Provide new GI raingutters and downspouts	LF	3.75	425	\$1,594
Masonry cleaning and restoration	SF	3.65	3,725	\$13,596
Repair windows; install insulating glass				
Small wood fixed	Ea	200	9	\$1,800
Medium wood fixed	Ea	350	24	\$8,400
Large wood fixed	Ea	600	9	\$5,400
Wood double hung	Ea	450	8	\$3,600
Repair exterior doors and frames				
Wood entrance door pairs	Ea	1,200	2	\$2,400
Glazed hollow metal	Ea	350	1	\$350
Repair and paint wood trim	Sum	7,500	1	\$7,500
Interior				
Repair and refinish shelving	Sum	9,000	1	\$9,000
Wood framing, drywall and trim	Sum	3,500	1	\$3,500

New main level circulation desk	Ea	25,000	1	\$25,000
New lower level circulation desk	Ea	15,000	1	\$15,000
Miscellaneous repair plaster, trim, etc.	Sum	8,000	1	\$8,000
Replace carpet, lower level	SY	28	180	\$5,040
Refinish wood floor, upper level and vestibule	SF	3	2,000	\$6,000
New restroom finishes and fixtures	Sum	1,200	1	\$1,200
Repair interior glazed doors and hardware	Ea	200	4	\$800
Replace interior doors and hardware	Ea	275	5	\$1,375
New elevator: 2,000 lb, 3 stops, 2 openings	Sum	65,000	1	\$65,000
New plumbing and sewer for restrooms	Ea	2,500	2	\$5,000
New HVAC system w/ ducts and controls	Sum	40,000	1	\$40,000
New electrical service, distribution and wiring	Sum	25,000	1	\$25,000
New lighting and controls	Sum	12,000	1	\$12,000
Subtotal				\$302,880
General Conditions			10%	\$30,288
Permits, fees			1.5%	\$4,543
Contractor's overhead and profit			10%	\$30,288
Estimated design fees (architectural)				\$30,000
Total Estimated Project Cost				\$397,999

Mt. Pleasant City Recorder
115 West Main Street
Mt. Pleasant, Utah 84647
Phone (435) 462-2456
Fax (435) 462-3199
Email: sallyeast@hotmail.com

Mt. Pleasant City

Fax

To: Steve Matthews From: Sally East-Laurie Hansen

Fax: 801-715-6767 Pages: _____

Phone: _____ Date: _____

Re: Capital Facilities Grant CC: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments: _____



State of Utah

GARY R. HERBERT
Governor**Department of Community and Culture**PALMER DePAULIS
Executive Director**State History**PHILIP F. NOTARIANNI
Division Director

September 2, 2009

Monte Bona
Sanpete County Historic Pres. Comm.
115 W. Main Street
Mt. Pleasant, UT 84647

RE: Capital Facilities Grants

Utah State History wants to let you know about an opportunity to request state financial assistance for capital projects.

Please see the enclosed news release from Utah Department of Community and Culture for more information about the process for capital grant request prioritization.

A capital facilities grant application can be found on our website: www.history.utah.gov. By definition, capital facilities grants shall include new construction, preservation, restoration, and renovation.

Prioritization will be based on the following criteria:

- 1) Goals of application
- 2) Public benefit of project
- 3) Strategic value of partnerships

We are pleased to be able to share with you this new funding opportunity. If you have questions, please contact Debbie Dahl at ddahl@utah.gov, 801-533-3537, or Barbara Murphy at bmurphy@utah.gov, 801-533-3563.

Sincerely,
Utah State History

UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS

GREG OGDEN, CPA
1761 EAST 850 SOUTH
SPRINGVILLE, UT 84663
(801)489-8408

MEMBER OF THE AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

September 11, 2008

Honorable Mayor
Members of the City Council
Mt. Pleasant City, Utah

Council Members:

I have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Mt. Pleasant City, Utah (City) as of and for the year ended June 30, 2008, which collectively comprise the City's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the City's management. My responsibility is to express opinions on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinions.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, of the City as of June 30, 2008, and the respective changes in financial position and cash flows, where applicable thereof, and the budgetary comparison for the general fund and the major special revenue fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued a report dated September 11, 2008 on my consideration of Mt. Pleasant City, Utah's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

The management's discussion and analysis is not a required part of the basic financial statements, but is supplementary information required by the accounting principles generally accepted in the United State of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Mt. Pleasant City's basic financial statements. The combining nonmajor fund statements and the schedule of impact fees listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combined nonmajor fund statements have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The schedule of impact fees has not been subjected to the auditing procedures, applied in the audit of the basic financial statements and, accordingly, I express no opinion on it.


Greg Ogden,
Certified Public Accountant

*Full audit
available
on Request -*

GEORGE S. AND DOLORES DORÉ ECCLES F O U N D A T I O N

Directors:

SPENCER F. ECCLES
CEO & Chairman
of the Board

LISA ECCLES
President

ROBERT M. GRAHAM
Secretary, Gen. Counsel
& Treasurer

October 13, 2008

Chesley Christensen, Mayor
Mt. Pleasant City
24 East Main Street
Mt. Pleasant, Utah 84647

Dear Mayor Christensen:

It is a pleasure to advise you that the directors of the George S. and Dolores Doré Eccles Foundation approved a *last dollar* grant of \$75,000 to Mt. Pleasant City at our meeting on October 8, 2008. This grant is designated to assist in renovating and updating your historic, 1917 Mt. Pleasant City Library located in northern Sanpete County, Utah.

To qualify for our *last dollar* grant, the requirements are as follows:

- We require that you raise the remaining \$121,084 needed to complete the project through gifts/grants from other public and private sources. This may include actual funds received as well as firm (written) pledges.
- The deadline to raise the required funds is October 31, 2009.
- This grant requirement is based on your \$196,084 total project budget, as presented in your grant request. If your budget projections change (increase or decrease), please inform us immediately as it may affect our *last dollar* grant commitment to you.
- When you have succeeded in raising the required funds to qualify for our *last dollar* grant, please submit an updated report (form attached) on the project, including a complete donor list and amounts contributed. We will then issue our check to you.

We are pleased to be able to support your plans to refurbish and enhance this historic Carnegie Library in Mt. Pleasant, enabling it not only to better serve the citizens of the area, but also to remain an important historic landmark throughout the future. We hope the *last dollar* aspect of our gift will be helpful to you in securing additional gifts for the project from other individuals, companies, and foundations.

Please indicate your understanding, acknowledgment and acceptance of the terms and conditions of this grant by signing and returning a copy of this letter.

Mayor Chesley Peterson
October 10, 2008
Page 2

If you have questions regarding the grant requirements, please do not hesitate to call for clarification. We look forward to hearing of your progress in the coming months, and extend our best wishes for success.

Sincerely,

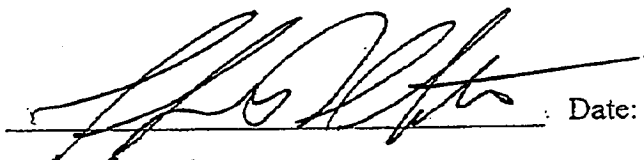


Lisa Eccles
President

LE/rkb/tl

c: Monte Bona

Please sign here:



Date: 25 NOV 08

Title:

Mayor



**United States Department of Agriculture
Rural Development
Salt Lake City, Utah**

August 13, 2009

Mt. Pleasant City
Attn: Monte Bona
115 West Main
Mt. Pleasant, UT 84647

Dear Monte Bona:

This is to inform you that your USDA - Rural Development grant request for \$50,000 has been approved and funds obligated in our finance office as of August 13, 2009.

A copy of RD Form 1940-1, "Request for Obligation of Funds" is attached for your records.

If you have any questions, please do not hesitate to contact Jason Justesen, Loan Specialist in our Manti office at 435-835-4111 ext. 19.

Sincerely,


JAMES BULKELEY
Acting State Director

Enclosure

cc: Debbie Cook, Area Director
Jason Justesen, Area Specialist

Wallace F. Bennett Federal Bldg. 125 South State Street, Room 4311 Salt Lake City, UT 84138, (801) 524-4330, Fax (801) 524-4406

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

**State of Utah**

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

March 18, 2009

Mr. Monte Bona
Sanpete County CLG
115 W. Main Street
Mt. Pleasant, UT 84647

Dear Mr. Bona:

I am very pleased to inform you that your organization has been awarded a grant in the amount of \$5,000 for the 2009-2010 grant period. Congratulations! We are pleased to support the projects you have outlined in your grant application and to partner with you in helping preserve Utah's cultural resources and history.

In order to implement the grant, we must prepare a contract between Utah State History and your organization with an acceptable work plan and budget developed by our staff. Don Hartley is your staff advisor. We will be sending you contracts for your review and signature within the next few weeks. If you have questions about the grant or contract, please contact Debbie Dahl at ddahl@utah.gov or (801) 533-3537.

Sincerely,

A handwritten signature in dark ink, appearing to read "Philip F. Notarianni".

Philip F. Notarianni
Director

UTAH STATE
HISTORY

UTAH STATE HISTORICAL SOCIETY

ANTIQUITIES

HISTORIC PRESERVATION

RESEARCH CENTER & COLLECTIONS

300 S. RIO GRANDE STREET, SALT LAKE CITY, UT 84101-1182 • TELEPHONE 801 533-3500 • FACSIMILE 801 533-3503 • HISTORY.UTAH.GOV

CONTRACT

DP-2 11/96

STATE OF UTAH

CONTRACT # 091886

1. **CONTRACTING PARTIES:** This agreement is between the State of Utah,
Utah State History, Department of Community and Culture
referred to as STATE, and

Mt. Pleasant City Corporation
(Contractor)

115 West Main
(Address)

Mt. Pleasant UT 84647-1329
(City) (State) (Zip)

referred to as CONTRACTOR.

Legal Status of Contractor

- ☐ Sole Proprietor
☐ Non-Profit Corporation
☐ For-Profit Corporation
☐ Partnership
☒ Governmental Agency

Employer ID # (EIN) 87-6000253State Vendor ID # 499121

2. **GENERAL PURPOSE OF CONTRACT:** The general purpose of this agreement is:
to undertake local historic preservation projects under the Certified Local Government program
3. **PROCUREMENT:** This contract is entered into as the result of the procurement process on requisition
N/A-grant, FY- N/A
4. **CONTRACT PERIOD:** This contract is effective 4/1/2009 and will terminate on 7/31/2010, unless otherwise
extended or terminated in accordance with the terms and conditions of this contract.
5. **CONTRACT COSTS:** CONTRACTOR will be paid a maximum of \$5,000 for costs authorized by this contract.
See Attachment C. Paragraph 5 for details.
6. **ATTACHMENTS INCLUDED AS PART OF THIS CONTRACT:**
Attachment A - Standard Terms & Conditions
Attachment B - Scope of Work
Attachment C - Special Provisions
7. **DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED
HERETO:**
a. All other governmental laws, regulations, or actions applicable to services provided herein.
b. N/A
8. **COMPLETE ON COST REIMBURSEMENT CONTRACTS ONLY:**
a. **AUDIT INFORMATION:** Provide the name, address and telephone number of the STATE staff person responsible
for the contract audit and review function: Debbie Dahl, Utah State History, 300 Rio Grande, Salt Lake City, UT
84101, (801) 533-3537
1. What audits and reviews are required of this contract?
Financial? Yes x No
How often? with each reimbursement request
By whom? Debbie Dahl
Program Compliance? Yes x No
How often? with each reimbursement request
By whom? Barbara Murphy

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

CITY/COUNTY:

Signature, Authorized Representative

Name (Type or Print)

Title of Signer (Type or Print)

STATE:

Utah State History, Director

CONTRACT RECEIVED AND

PROCESSED BY

DIVISION OF FINANCE

Division of Finance, Director

APR 27 2009

Division of Purchasing, Director



State of Utah

GARY R. HERBERT
Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director

September 9, 2009

Mr. Monte Bona
Mt. Pleasant CLG
115 W. Main Street
Mt. Pleasant, UT 84647

Dear Mr. Bona:

I am very pleased to inform you that your Certified Local Government (CLG) has been awarded a 2009 supplemental grant in the amount of \$9,900 for the 2009-2010 grant period. Congratulations! We are pleased to support the projects you have outlined in your grant application and to partner with you in helping preserve Utah's cultural resources and history.

In order to implement the grant, we must prepare a contract between Utah State History and your CLG with an acceptable work plan and budget developed by our staff. Don Hartley is your staff advisor. We will be sending you contracts for your review and signature within the next few weeks. If you have questions about the grant or contract, please contact Debbie Dahl at ddahl@utah.gov or (801) 533-3537.

Sincerely,

Wilson G. Martin
State Historic Preservation Officer

*N.S.
nice try. For two*

75,000 Eccles
50,000 Monte Bona
10,000 Supplemental
10,000 CLG
10,000 CLG

155,000
5,000 Library

160,000

UTAH STATE
HISTORY

UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS

Mt. Pleasant City Library Board of Directors

Chair: Charlene Palmer

Shirley Slack

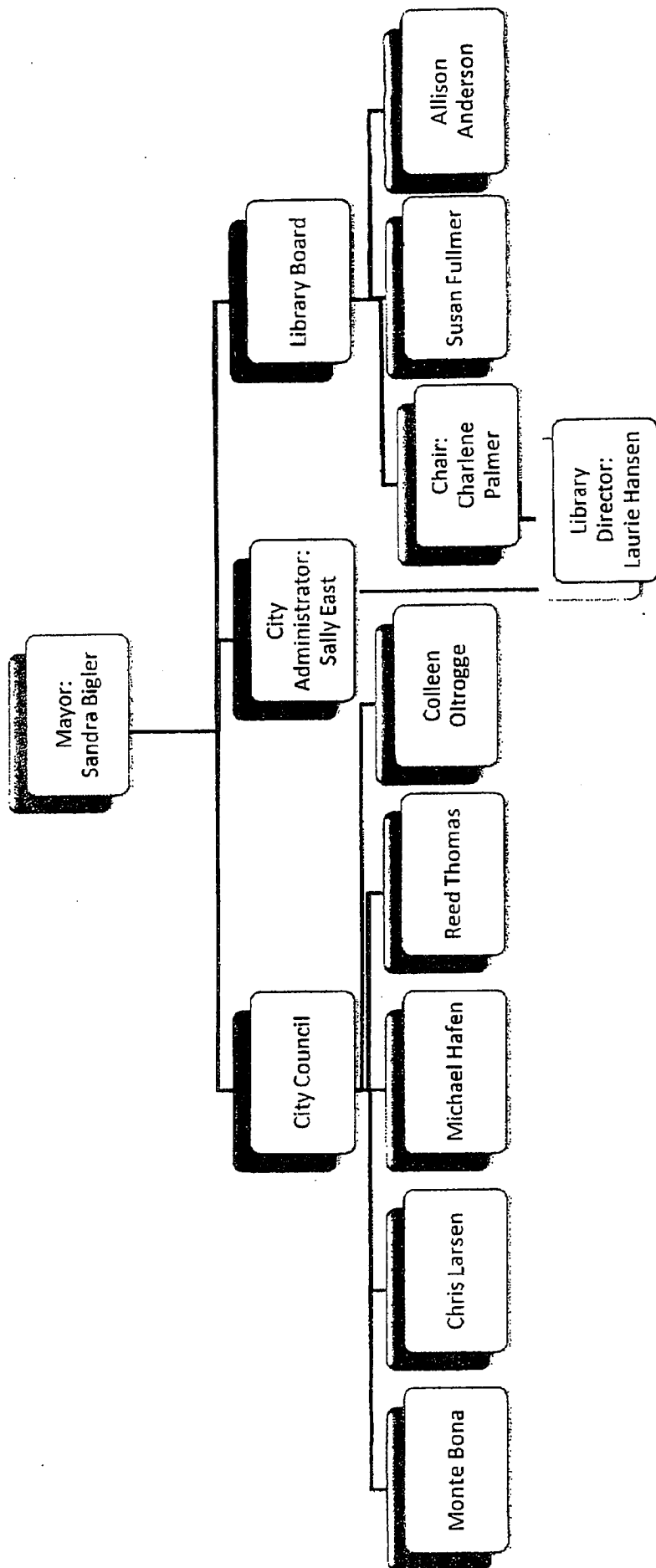
Susan Fullmer

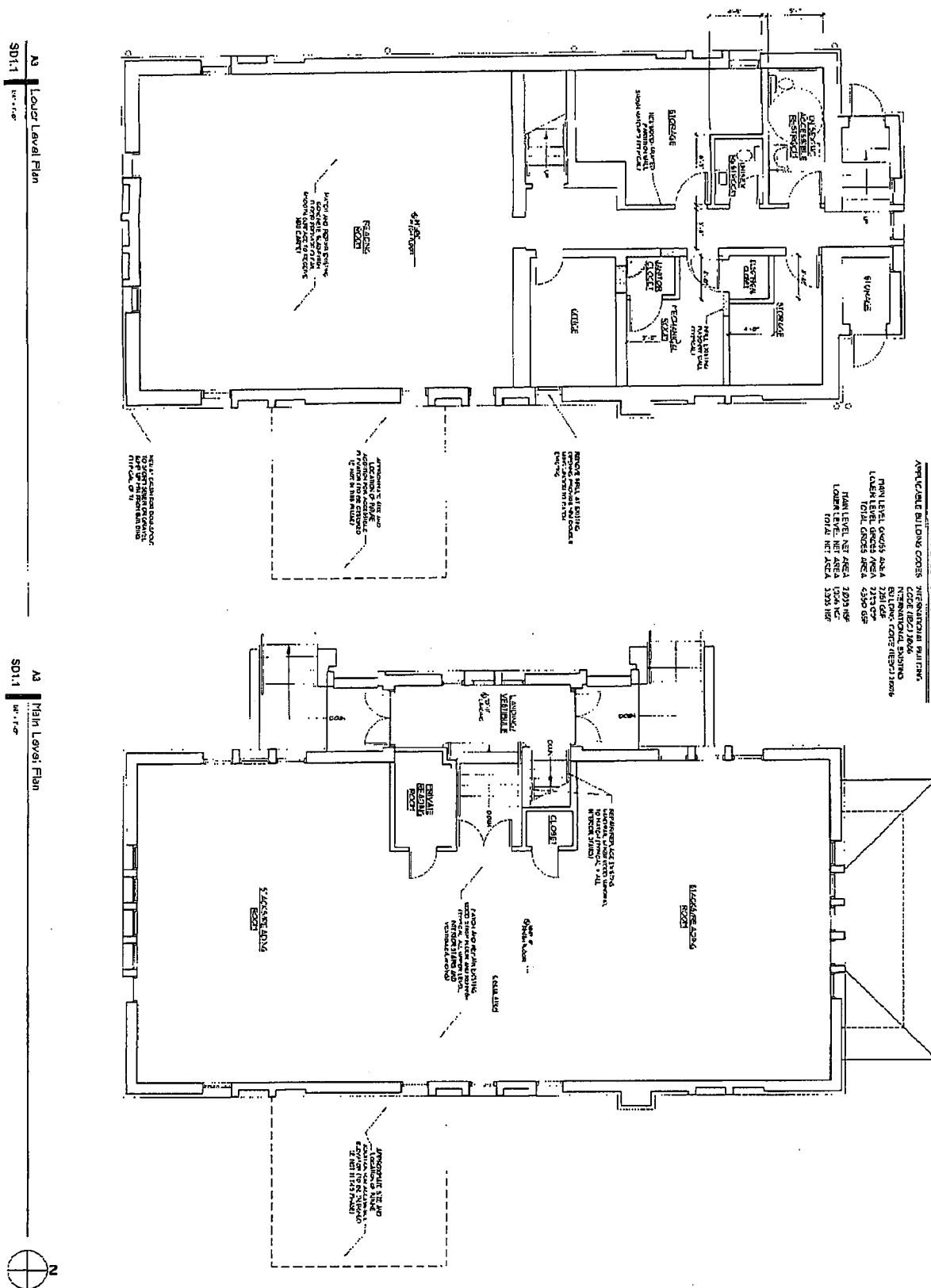
Allison Anderson

Colleen Oltrogge: City Council Representative

Secretary: Vicki Richmond

Mt Pleasant City/Library organizational chart





Mt. Pleasant Library Rehabilitation
24 East Main Street
Mt. Pleasant, Utah

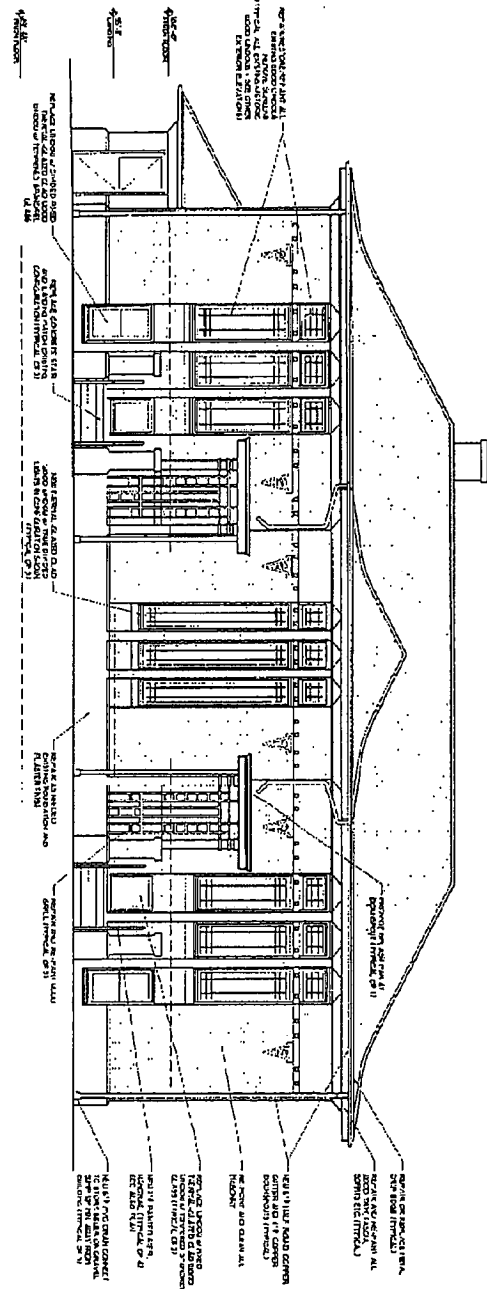


FLOOR PLANS

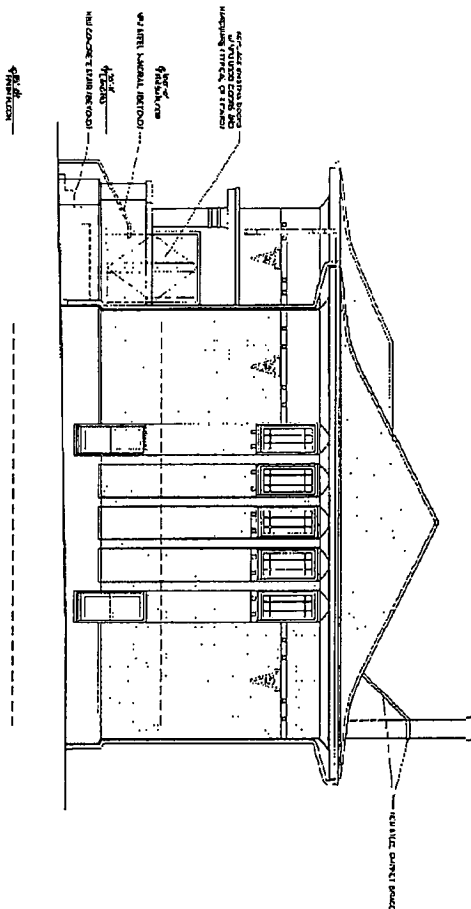
Kim A. Hest
Architect
P.O. Box 114
1600 Sunset Blvd. Suite
100 West Hollywood, CA 90069-1144
310-467-0401 Fax: 310-467-0402
www.kimarest.com

[illegible]

SD 1.1



Q2	W231 Plevation
SU2.1	W231 Plevation



AD	South Elevation
SD2.1	114.2' - 115.0'



Mt. Pleasant Library Rehabilitation
24 East Main Street
Mt. Pleasant, Utah

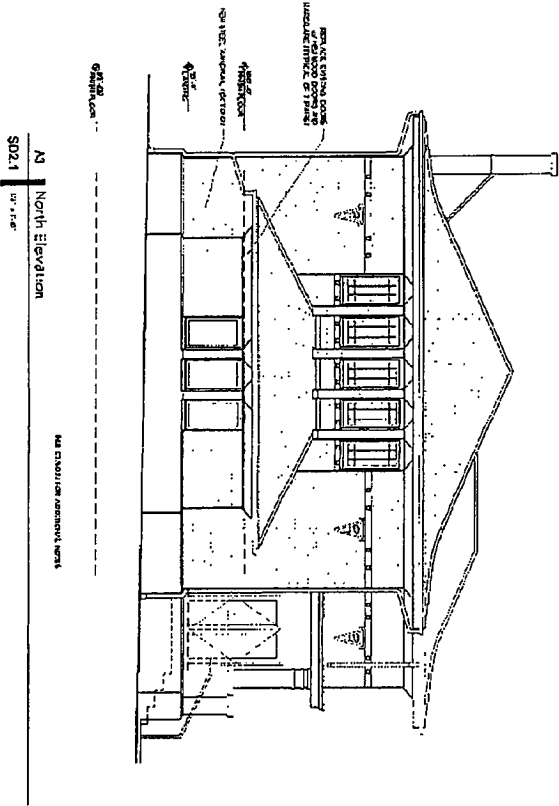
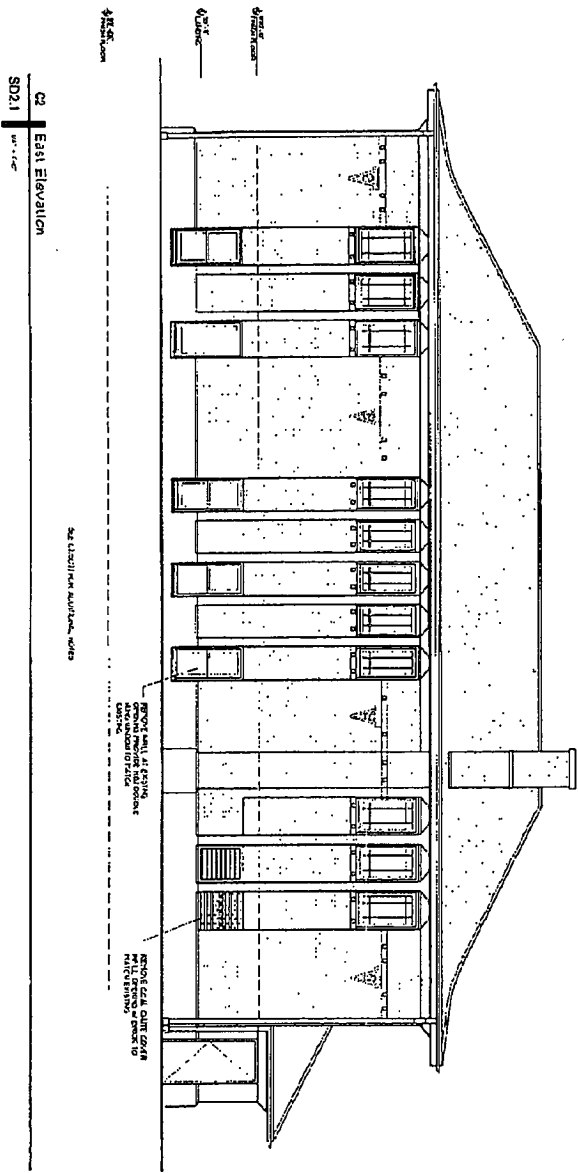
KIM A. HART
ANALYST
 P.O. Box 194
 Mt. Pleasant, Michigan 49683
 734.342.6327 Fax: 616.463.3413 kim@kimhart.com
 www.kimhart.com

Published Online • Trade Periodicals

EXTERIOR ELEVATIONS

[illegible]

SD2.1



Mt. Pleasant Library Rehabilitation
24 East Main Street
Mt. Pleasant, Utah

Ken & Nette
Architects
1000 Main Street
P.O. Box 1000
Mt. Pleasant, Utah 84646
Architect/Designer: Nette Peterson

EXTERIOR
ELEVATIONS

NO.	DATE	DESCRIPTION

SD2.2